



303 London Road, Croydon, CR0 3PA

Triple fronted commercial premises to let available as an entirety or as three individual units offered as a shell and available under a new Lease or Leases
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

303 London Road, Croydon, CR0 3PA

£55,000 Leasehold

LOCATION: - The property is situated fronting London Road at the junction with Dennett Road in the Broad Green area of Croydon. London Road forms part of the main A303 and the corner position unit benefits from a return frontage to oncoming traffic. The property benefits from a vast quantity of passing vehicular traffic which is particularly heavy during the rush-hour periods and there is a nearby pedestrian crossing which enhances foot-flow in the vicinity. The surrounding area is a densely populated catchment with a number of multiples represented nearby and the property is considered to be in a location suitable for a variety of trades. There is vehicular access and egress to the rear to allow loading and unloading.

DESCRIPTION: - The property comprises a large irregular shaped unit with an excellent frontage and return frontage capable of use as a single unit or sub-division into two or three units. The property has high ceilings, solid floors and mains services to a head. There are currently no shop fronts installed.

ACCOMMODATION:

Gross Overall Frontage	23.11m
Return Frontage	8.23m
Internal Width	23.25m
Maximum Shop Depth	16.51m

Overall Floor Area 2,875ft² approx.
which could be configured as three individual units of:-

1,515ft² approx.
650ft² approx.
710ft² approx.

USE/PLANNING: - We understand the property currently has the benefit of Planning Consent within Class A1 (General Retail) and Class A2 (Retail / Office) of the current Town and Country Planning (Use Classes) Order. The property is considered suitable for alternative uses, subject to any necessary consents.

TENURE: - The property is offered by way of a new lease or leases, the length of which is to be negotiated. A sale of a 999 year lease at a peppercorn ground rent would also be considered.

RENT/PRICE: - An initial rent of £55,000 per annum exclusive is sought for the entirety. In the event of individual units being let, the following rents apply:-

Unit 1	£27,500 per annum exclusive
Unit 2	£14,000 per annum exclusive
Unit 3	£17,000 per annum exclusive

BUSINESS RATES: - The properties have yet to be assessed for business rates.

EPC RATING: - As the properties at yet to be formally completed, there are no current EPC ratings.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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